

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

**Case #:** 110-R-03

**Date:** October 28, 2003

**Comments:**

1. No Comments

**Recommendations:**

1. The notice should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

**Case #:** 110-R-03

**Date:** October 28, 2003

#### **Comments:**

1. These plans need a location map (on A-01 as appropriate) to locate the site.
2. Provide an engineering plan for paving, grading, and drainage which details sufficient property elevations and cross sectional views to demonstrate how storm water will be routed, stored, and discharged pursuant to Section 47-25.2.L of the City Code of Ordinances.
3. The design for this site shall indicate how a minimum of 1-inch of water from the entire site (equating to 1,437.5 ft<sup>3</sup>) will be stored in landscaping retention areas or other approved drainage system for pre-treatment before discharging to the public waterway or impacting adjacent properties. **The engineering department shall require the Engineer and land surveyor to certify that the contractor has constructed this project consistent with the approved paving, grading, and drainage plan.**
4. The engineer shall evaluate the existing curb, sidewalk, and drainage system conditions along W. Las Olas Boulevard and recommend any reconstruction necessary. The engineering reviewer shall review this evaluation and site prior to authorizing approval of this site plan. **The engineering department shall require the Engineer and land surveyor to certify that the contractor has constructed this project consistent with the approved paving, grading, and drainage plan.**
5. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground

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improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety (90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.

6. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
7. Provide an engineering plan which details all existing City water, sewer, and stormwater mains and services along the frontage of this project. The engineer's design shall make use of any existing services prior to designing new services to minimize new connections to the City's infrastructure, where possible.
8. The engineer shall include the required engineering department construction details for the contractors use in constructing the sidewalk, driveways, and any new water or sewer services.
9. Verify any impacts or conflicts with overhead power or supporting poles and propose design for elimination of any such conflicts for review by the engineering reviewer prior to site plan approval.
10. Draft on required clear sight visibility triangles in accordance with Section 47-20 of the City Code of Ordinances.
11. Provide a construction staging and storage plan with application for building permit in accordance with Ordinance C-02-13.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

**Case #:** 110-R-03

**Date:** October 28, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location
3. Fire sprinkler system required by 903.8.2 of the FBC.
4. Show fire sprinkler main with DDC and FDC
5. Court yard parking area requires remote exits as per NFPA 101, 7.5.1.4.

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

**Case #:** 110-R-03

**Date:** October 28, 2003

**Comments:**

1. An Arborist report is required for all existing trees on site. This would include a percentage rating of each trees condition. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of “existing, large, desirable trees”. Trees must have sufficient pervious area to support the tree. Provide details of the pavers in the vicinity of the trees to make sure the root system is not disturbed. Also, there is to be no conflict between the canopy of the trees and the proposed structures.
2. Provide standard calculation list (available upon request) to verify that all Code requirements are met. Note that 20% of the gross vehicular use area is to be provided as landscape within 10’ of the V.U.A.
3. Indicate requirements for irrigation.
4. 35% of the gross lot square footage is to be in landscape. Provide the calculations that demonstrate this.
5. Planting is required on the street side of the wall.
6. Indicate requirements for irrigation.
7. Indicate all utilities that would affect proposed planting, both aboveground and underground on the Landscape Plan.
8. Signoff plans to be sealed by the Landscape Architect.
9. Additional comments may be forthcoming.

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<b>Division:</b>	Planning	<b>Member:</b>	Mike Ciesielski 954-828-5256
<b>Project Name:</b>	Corey Lensa/Sailboat Bend Townhomes	<b>Case #:</b>	110-R-03
<b>Date:</b>	October 28, 2003		

#### **Comments:**

Request: Site Plan Level II/ New construction of seven (7) residential units (townhouses).

1. The proposed development is in the Sailboat Bend Historic District. Pursuant to Sec. 47-24.11, all new construction in this historic district must receive a Certificate of Appropriateness for New Construction and meet the criteria as listed in Sec. 47-24.11.C. 3.i. and iii. Furthermore, this proposal must meet the Material and Design Guidelines for New Construction as outlined in Section 47-17.7.
2. (When going before the Historic Preservation Board (“HPB”), the applicant should make sure that ALL the proposed materials and accessory structures, i.e. outdoor lights, fences, a/c condensing units, concrete piers, brick pavers, etc. on the exterior of the building or property are clearly identified with accompanying photos, product approvals, or manufacturer’s brochures).
3. Provide details/label all materials (including proposed color of building) to be used on all elevations. (Note, they should comply with the Material and Design Guidelines of the Sailboat Bend Historic District as listed in Sec. 47-17.7).
4. In order to insure that the proposed development complies with the *Guidelines for New Construction* in the Sailboat Bend Historic District (see. Sec. 47-24.11.C.3.c.iii.), please provide front façade (south) elevations for the adjacent buildings on West Las Olas Blvd. as well as the front façade of the proposed building in a single drawing. This drawing should be drawn to scale so that the HPB will be able to ascertain whether the proposed development is in proper scale and mass to existing adjacent buildings. In addition, please provide a scaled drawing that shows the rear (north) elevations of both the subject building as well as the adjacent buildings that front on West Las Olas Blvd. (Note that, in reviewing your proposal, the HPB will reference each of these criteria in

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determining the appropriateness of this development proposal, specifically, compatibility with reference to height, width, scale, and mass).

5. (Note, these scaled drawings will also assist the HPB in determining whether the proposal meets the criteria for reduction of setbacks...See comment # 4).
6. The proposed site plan does NOT adhere to setback requirements for townhouses in the RML-25 zoning district. Pursuant to Sec. 47-17.5., the applicant may request a modification for front, side, and/or rear setback reductions, will need to request yard modifications from the HPB, but must prove that the proposed development meets the criteria in Sec. 47-17.5.A. and 1., and either 2., 3., or 4.
7. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse). To this end, please provide a point-by-point narrative as to how this proposed development complies with the Site Design Criteria for Townhouses as listed in Section 47-18.33.B.1.-11.
8. Pursuant to Sec. 47-19.5.A., the maximum height of fences/walls in residential districts is 6'6". (Please note that the HPB typically requests that the front of the building in the Sailboat Bend Historic District should be visible from the street). Therefore, it is recommended that submittals to the HPB request non-opaque fences in the front yard.
9. Provide details and elevations of all types of fence/walls that are being proposed. (Again, note compatibility with Material and Design Guidelines, Sec. 47-17.7).
10. Discuss the type and number of street trees required with Chief Landscape Plans Examiner.
11. Discuss with both the Chief Landscape Plans Examiner and the Engineering Design Manager the proposed retention of the two (2) oak trees on site.
12. Discuss location/setback of a/c units with Chief Zoning Plans Examiner.
13. Pursuant to Sec. 47-18.33.B.10.a., the site plan does not show that a minimum three (3') wide sidewalk is provided from each principal entrance to the public sidewalk. Please ensure that the pedestrian paths continue to the sidewalk.
14. Please provide dimensions of overhangs on all elevation drawings.
15. Application did not include east and west elevation drawings. **These must be included.**

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16. Discuss site circulation (specifically the proposed driveway) with the Engineering Design Manager.
17. On site plan, please label zoning of adjacent properties as well as showing the building footprints of those adjacent properties and their approximate distance from the subject site's property line. (This information is especially relevant when asking the HPB for a reduction to yard setbacks...see Comment #4).
18. Dimension length and width of buildings on elevations.
19. Discuss with Chief Zoning Plans Examiner whether this proposed building meets the setback requirements for buildings over 22'.
20. Provide a detailed narrative on the plans for solid waste disposal.
21. Provisions satisfactory to the City Attorney shall be made for a recorded easement
  - a) over the driveway for all public utilities and for use by owners within the within the group, and
  - b) along the front and rear property lines of the group for use by owners of the group
22. Additional comments may be forthcoming at the DRC meeting.

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**Division:** Police

**Member:** Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875  
Fax -954-828-6423

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

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**Comments:**

1. All garage door controls should include a panic control system.
2. Recommend intrusion/fire alarm system for all units.
3. Recommend some form of exterior lighting at garage doors.
4. All glass windows/doors are to adhere to SFBC.
5. Do all B units have single car garages?
6. Please document response.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Corey Lensa/Sailboat Bend  
Townhomes

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**Comments:**

1. Provide a narrative outlining how the proposed townhouse development complies with section 47-18.33 point by point.
2. Pursuant to section 47-17.4.A an application to the Historic Preservation Board for a certificate of appropriateness. The application shall meet the criteria of provide in section 47-24.11.C and the material and design guidelines as provided in section 47-17.7.
3. Pursuant to section 47-17.5 the Historic Preservation Board may authorize a reduction in yards when the HPB finds a reduction in yards does not interfere with the light, air and view of adjacent properties.
4. Pursuant to section 47-18.33.B.5(a-c) a five (5) foot pedestrian/utility easement shall be provide along the property lines and provision satisfactory to the city attorney shall be made for a recordable easement.
5. The building encroaches into the side yard setback above twenty-two (22) feet pursuant to the requirements of section 47-18.33.5.d.
6. Pursuant to section 47-19.5.A fences and wall shall not exceed a height of six and one-half (6 1/2) feet as measured in subsection I of this section. Walls shall not be located in the required five (5) foot easements. Walls shall be setback a minimum of three (3) feet from the property line along a public right-of-way.
7. Dimension garages and surface parking space pursuant to the requirements of section 47-20.11.
8. Discuss site circulation with the Engineering representative.

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9. All mechanical equipment shall setback five (5) feet from the all property lines including the fee simple property lines pursuant to section 47-19.2.S.
10. Additional comments may be discussed at the DRC meeting.